



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

May 22, 2025

Nareg R. Khodadadi, Assoc. A.I.A.
designNRK
213 N. Orange St. Ste: E
Glendale, CA 91203

**RE: 744 S Glendale Avenue
Administrative Use Permit PAUP-003552-2024**

Dear Nareg R. Khodadadi:

The Director of Community Development will render a final decision on or after June 3, 2025, for the following project:

Project proposal: Application for an Administrative Use Permit (AUP) to allow the establishment of on-site sales, service, and consumption of beer and wine (ABC License Type 41) within an existing 4,857-square-foot (SF) tenant space (Tarmé Mediterranean Grill) in the C3 (Commercial Services) Zone, Height District I, located at 744 South Glendale Avenue, legally described as portions of Lots 14 through 17, Glendale Garden Home Tract, per Map Book 11, Page 46, in the City of Glendale, County of Los Angeles (Assessor's Identification Number 5675-016-043).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS OF APPROVAL

1. That the project shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That the ABC-licensed premises for this subject application shall be limited only to the Tarmé Mediterranean Grill. For verification, the licensee shall provide a copy of the State Alcoholic Beverage Control Board license to serve alcohol to the Glendale Planning Division for inclusion in the case file
3. That all necessary licenses, approvals, and permits as required from federal, state, county, or municipal authorities including the City Clerk shall be always obtained and kept current.
4. That the establishment and premises shall operate in full accord with applicable federal, state, county, and municipal laws.

5. That the manager shall monitor customer and employee conduct on the premises and parking areas to prevent behavior or noise, particularly during late-night entries and exits, that could negatively impact the quality of life for nearby residents, property owners, and businesses.
6. That any expansion or modification of the facility or use that intensifies the Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, changes to the use or operation, or any physical change as determined by the Director of Community Development.
7. That approval of this permit is not equivalent to official review and approval of plans by Glendale Building and Safety Division; any change, made or proposed, to the building interior and/or exterior and/or site, occupancy, and/or use require official submittal to said authority.
8. That the applicant shall resolve interior tenant improvement permitting issues identified by the Glendale Building Official in their inter-departmental communication dated August 24, 2024.
9. That the site of the establishment shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
10. That no outdoor storage shall be allowed on the site.
11. That the licensee and their employees shall make an active and conscientious effort to keep customers and employees from trespassing, loitering, or consuming an alcoholic beverage on the property, adjacent properties or otherwise making disturbances in the area.
12. That loitering is prohibited on or around these premises or the area under the control of the on-site manager. The manager shall be responsible for ensuring persons are dissuaded from loitering on or immediately around the subject premises, particularly in the parking area while business is open and after closure.
13. That no after-hour use is permitted, except routine clean-up. This includes but is not limited to private or promotional events, special events, excluding any activities which are issued film permits by the City.
14. That all music, lighting, noise and odors shall be fully contained within the edifice of the establishment to the occupancy so as not to disturb occupants of other adjacent businesses or properties and customers on the public right-of-way. The business shall comply with all state and local laws and ordinances concerning excessive noise, lighting, and disturbing the peace. The Community Development Director's opinion shall prevail to arbitrate any conflicts.
15. That any live music, background or other recorded ambient music shall not be audible beyond the area under the control of the establishment. Any music, sound or noise including live amplified or acoustic music which is under control of the applicant shall not constitute a violation of GMC Chapter 8.36 (Noise Control).
16. That at all times when the establishment is open for business, the service of any alcoholic beverage shall be made only in the premises designated with an Alcoholic Beverage

Control (ABC) license. Consumption of alcoholic beverages shall be only in those same licensed premises.

17. That all designated employees and managers shall have proper and required training to help them recognize minors or persons under 21 years of age and obviously intoxicated persons, and to prevent sales and/or service to such persons and take appropriate action to prevent an incident.
18. That alcoholic beverages shall be served only in conjunction with the consumption of food.
19. That all signs displayed shall conform to the requirements of Glendale Municipal Code Chapter 30.33, and separate permit(s) is required for any new sign.
20. That no exterior signs advertising the service of alcoholic beverages shall be permitted.
21. That the sale of beer and wine for consumption off the premises is strictly prohibited.
22. That no separate bar area shall be maintained in the premises.
23. That the sale of beer, wine and/or distilled spirits is strictly prohibited without an ABC License.
24. That sales, service, or consumption of alcoholic beverages shall be permitted only between the hours of 9:00 a.m. to 9:00 p.m. Sunday through Thursday, and 9:00 a.m. until 12:00 a.m. Friday and Saturday, and. on any evening proceeding a holiday recognized by the State of California.
25. That the restaurant establishment shall remain open to the public during business hours. If the establishment has a private party during normal business hours, then the establishment shall remain open for business to regular customers.
26. That no live entertainment is permitted without an entertainment business license issued by the City of Glendale. No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male, female, or any individual for entertainment is provided.
27. That there shall be no video machines maintained on the premises.
28. That no customer shall be allowed to bring into the establishment or maintain in the establishment any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment, unless the facility has an established corkage policy allowing and regulating such.
29. That the front and back doors of the establishment shall be kept closed at all times while it is open for business, except in case of emergency.
30. That access to the establishment and premises shall be made available to all City of Glendale Planning Division and Administration and Neighborhood Service Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with the laws and conditions of this approval.
31. That adequate means shall be provided for the collection of solid waste generated at the site and that all recyclable items shall be collected and properly disposed of to the

satisfaction of the Integrated Waste Administrator of the City of Glendale. No trash containers shall be stored in any parking, driveway, or landscaping area.

32. That any proposed or existing landscaping near driveway entrances and exits must be maintained at a height of 30 inches or less from the roadway elevation to ensure pedestrian visibility on adjacent sidewalks.
33. That the on-site manager shall enforce the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).
34. That an establishment that primarily provides for the on-premises sale, serving, and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a “tavern” and requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges, and similar establishments.
35. That licensed premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant’s Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
36. A pedestrian accessway from Glendale Avenue to the existing accessible walkway shall be marked on the pavement. Project shall comply with the accessibility requirements of California Building Code (CBC) Chapter 11B (to be reviewed and approved by Building and Safety) and with The Americans with Disabilities Act (ADA).

PROJECT BACKGROUND

The fast-food restaurant, Tarmé Mediterranean Grill, is located in a two-story, multi-tenant commercial building in the southern tenant space, including a 3,131-SF restaurant with kitchen on the first floor, a 388-SF covered patio, seating approximately 112 customers. Additional floor area includes an 850-SF office on the second floor and one-half (488 SF) of the common bathroom area, which is shared by the other tenant.

Access to the property and off-street parking is from Glendale Avenue. The subject site is in the Mariposa neighborhood; the closest residential uses are directly adjacent to the east.

Previous Permits for the Site:

In 2004, the Glendale Permit Services Division approved plans (BB20031866) for a two-story addition at 746 S Glendale Avenue, including a gym, offices, and restrooms.

In 2015, a Design Review Exemption (PDREXEM1519233) was granted at 744 S Glendale Avenue for tenant improvements and a facade remodel with no added floor area.

In 2016, an Administrative Design Review (ADR1618872) approved a Sign Program for the site and buildings.

From 2015 to 2016, the Glendale Permit Services Division approved permits for shell construction and a facade remodel (BB1519245) at 744 S Glendale Avenue, along with mechanical, electrical, plumbing, and fire suppression systems. Additional permits (BB1523733, BB1523735) authorized the change of two tenant spaces to a restaurant without added square footage, combining ancillary uses such as office space and bathrooms.

From 2016 to 2017, approved signage plans included storefront channel letters (BS1627287) and a monument sign at the southwest corner (BS1700316).

In 2020, parking reduction permits were granted by the planning hearing officer for a children's indoor playground (PPRP1621936) and a fast-food restaurant (PPRP1809672).

In March 2024, an AB-2097 Parking Exception (PAB2097-002776-2024) allowed 13 spaces instead of 52 required for a fast-food restaurant at 744 S Glendale Avenue. This was due to a previously approved parking reduction permit (PPRP1809672) from August 2020. The 23-space shared parking lot assigned 13 spaces to the restaurant.

In June 2024, an AB-2097 Parking Exception (PAB2097-003206-2024) allowed 10 spaces instead of 24 required for a children's indoor play area at 746 S Glendale Avenue. This relied on the previously approved parking reduction permit (PPRP1809672). The shared 23-space parking lot assigned 10 spaces to the play area.

Related Concurrent Permit Application(s):

In 2024, a Business Registration Certificate (BRC-002219-2024) for Rotisserie Restaurant, Inc., dba Tarmé Mediterranean Grill, renewed through 2025.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption, pursuant to State CEQA Guidelines Section 15301, because the discretionary permit request is to allow for the establishment of on-site sales, services, and consumption of beer and wine at a fast-food restaurant within an existing commercial space and there is no additional floor area proposed.

General Plan:

Commercial Services

Zone:

C3 (Commercial Services) Zone

Description of Existing Property and Uses:

The building is located on the corner of South Glendale Avenue and Windsor Road in the Mariposa neighborhood. Access to the property, including the 23-space parking lot

with one accessible stall, is from South Glendale Avenue, and vehicular egress to Windsor Road.

The fast-food restaurant (Tarmé Mediterranean Grill), established in 2016, is a tenant in the commercial building that includes one other use, a children's indoor playground. The 4,857-square-foot restaurant includes a 3,131-SF restaurant with kitchen, a 388-SF covered patio, an 850-SF office upstairs, and one-half (488-SF) of the 976-SF common bathroom area, which is shared by the other tenant.

The pedestrian entrance for the fast-food restaurant fronts Grand Avenue, and ancillary exits, in case of emergency, front Windsor Road and the interior property line.

Neighboring Zones and Uses

Direction	Zone	Existing Land Use
North	Commercial Services (C3) and Medium Density Residential (R-2250) Zone Districts	Children's day care center, retail, personal services, automotive repair, restaurants, multiple- and one-residential dwellings
South	Commercial Services (C3) and Medium-High Density Residential (R-1650) Zone Districts	Retail, personal services, automotive repair, multi-residential dwellings
East	Medium Density Residential (R-2250) Zone,, and Medium-High Density Residential (R-1650) Zone Districts	Multiple- and one-residential dwellings
West	Medium Density Residential (R-2250) Zone and Medium-High Density Residential (R-1650) Zone Districts	Retail, personal services, automotive repair, one- and two-residential dwellings
Project Site	Commercial Services (C3) Zone District	Fast-food restaurant and children's indoor playground.

COMMENTS FROM OTHER CITY DEPARTMENTS:

The Glendale Building and Safety Division (BSD) stated a need to review any new interior tenant improvements to check if there is an increase in building area or occupant load. As conditioned, architectural plans must be submitted for review, including previously permitted and proposed floor plans.

Neighborhood Services cited an open code case (SIGN-0190-04-2024) involving an illegal banner in violation of the Glendale Zoning Code.

Other City departments and divisions documented no significant concerns.

PROJECT ANALYSIS

The applicant requests an AUP to allow the on-site sales, service, and consumption of alcoholic beverages (ABC License Type 41) at an existing fast-food restaurant (Tarné Mediterranean Grill).

The on-site sales, service, and consumption of alcoholic beverages are appropriate in an area of the city zoned for commercial uses, and approval of the AUP will provide the option for the dining public to enjoy alcoholic beverages with their meals. The subject site is located within the Commercial Service (C3) Zone, Height District I. The site's land use designation is Community Services, where retail and restaurant uses are valued for fostering a diverse service range, including personal services, shopping, offices, and local industries. Clustering these uses creates mutual benefits while design criteria like traffic, parking, soundproofing, and landscaping ensure compatibility and attractiveness, controlling the intensity of certain uses. The subject site includes two commercial tenants and is surrounded by other commercial uses.

There are no expected negative impacts on traffic, noise, open space, recreation, or housing. South Glendale Avenue is a major arterial street with adequate traffic circulation. The location is ideal for retail and service uses, featuring off-street parking and access controls such as an ingress driveway from Glendale, egress to Windsor Road, signage, and traffic flow measures to ensure safe and efficient access. The area is pedestrian-friendly and close to high-quality transit. All activities will be indoors, and the city enforces noise ordinances.

By imposing conditions of approval, the sales, service and consumption of alcoholic beverages at this fast-food restaurant will not be detrimental to the neighborhood's health, safety, and public welfare. The Glendale Police Department did not cite any concerns with the applicant's request to allow alcoholic beverages at the existing restaurant, which is located within a census tract that does not exceed twenty (20) percent of the city average for violent crimes and property crimes. The Police Department suggested standard conditions of approval to mitigate any potential negative impacts.

The sale and consumption of alcohol at this fast-food restaurant are not expected to harm the community, as residences to west are buffered by Glendale Avenue and retail uses, residences to the east are not exposed to the primary entrance and active areas of the restaurant. A children's day care facility to the north is similarly shielded by other retail and service uses. The site is over 500 feet from public facilities, places of worship, or schools, and proposed conditions of approval will address any potential impacts.

The applicant's request will not increase the demand of public or private facilities. The project site is developed and associated facilities exist. The applicant's request to serve alcohol at an existing restaurant will not require any new city services, nor will it require any changes to the parking or traffic circulation.

Overall, the applicant's request to allow the on-site sales, service, and consumption of

alcoholic beverages at an existing fast-food restaurant, Tarmé Mediterranean Grill, is supportable based on the facts surrounding this application and the findings.

DRAFT FINDINGS

A. The existing use will be consistent with the various elements and objectives of the General Plan because it is a commercial service compatible with the design and characteristics of the neighborhood.

The on-site sales, service, and consumption of beer and wine at a fast-food restaurant (Tarmé Mediterranean Grill) will be consistent with the various elements and objectives of the General Plan by supporting community commercial activities without impacting traffic, noise, or other elements, and is consistent with the site's designation as Community Services in a fully developed commercial area.

The subject site is located within the Commercial Service (C3) Zone, Height District I. The Land Use Element of the General Plan is most directly related to the approval of this use, as it designates the subject site Community Services. One of its programmatic goals is to “continue to emphasize within the framework of regional economic growth improved commercial activities within the Central Glendale area” (Land Use Element, page 7). Goods and services offered in this zone generally serve community shopping and personal service functions (GMC Section 30.12.010), and the subject site is a destination conducive to said services. The on-site sales, service, and consumption of beer and wine are appropriate in an area of the city zoned for commercial uses, and approval of the AUP will provide the option for the dining public to enjoy beer and wine with their meals. The site's land use designation is Community Service, where retail and restaurant uses along minor arterials, such as South Glendale Avenue, are valued for fostering a diverse service range, including personal services, shopping, offices, and local industries. Clustering these uses creates mutual benefits while design criteria like traffic, parking, soundproofing, and landscaping ensure compatibility and attractiveness, controlling the intensity of certain uses (Land Use Element, page 23).

There is no anticipation that the applicant's request to operate a fast-food restaurant with the sale and service of beer and wine for on-site consumption will increase traffic nor create any negative traffic-related impacts along this street or to other businesses. The Circulation Element Street Classification Map identifies Glendale Avenue south of Colorado Street as a major arterial street. This type of street distributes traffic to other arterials, collectors, and activity and business centers (Circulation Element, p 2-6). Glendale Avenue at this location is fully developed and can adequately handle the existing traffic circulation around the site. This section of Glendale Avenue is within a ½ mile of high-quality transit and has pedestrian-oriented streetscape features such as curb extensions and wide sidewalks.

The proposal for alcohol sales, service, and consumption at the fast-food restaurant is consistent with the Noise Element as its primarily indoor operations will contain any noise generated by customers. The enclosable patio design serves as a structural

buffer to minimize noise, especially late at night, while the location along a major arterial street ensures that any additional noise blends into high existing ambient levels. Compliance with noise regulations and controlled late-night activity further mitigate potential impacts, maintaining harmony with current conditions.

All other elements of the General Plan, including Open Space, Recreation, and Housing Elements will not be impacted as a result of the applicant's request. The project site is fully developed and has not been slated for open space or recreation.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment because it is a commercial service that typically does not increase crime in a low-crime census tract.

The on-site sales, service, and consumption of beer and wine at the fast-food restaurant will have no detriment to the neighborhood's health, safety, and public welfare, or to the environment because it is a commercial service that typically does not increase crime in a low-crime census tract.

According to the Glendale Police Department (GPD), the subject property is in Census Tract 3025.03 where the suggested limit for on-sale establishments is four. Currently, there are three on-sale licensed establishments, and the subject restaurant will bring the total to four. Based on statistics of violent crimes and property crimes, for Census Tract 3025.03 in 2023, there were 140 crimes, fifty-five percent (55%) below the city-wide average of 317.

Within the last calendar year prior to the Applicant's request there were six calls for police service at the location, and none related to the sales or service of alcoholic beverages.

The GPD did not cite any concerns with the applicant's request to allow the operation of a fast-food restaurant with on-site sales, service, and consumption of beer and wine at this location. The GPD suggested conditions of approval that will mitigate any potential negative impacts.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property because it is situated north of downtown in a commercial service neighborhood with primarily compatible uses and characteristics.

The operation of a fast-food restaurant with ancillary on-site sales, service, and consumption of beer and wine will not be detrimental to the community, nor will it adversely conflict with the community's surrounding and already developed properties because it is situated southeast of downtown in a commercial service neighborhood with primarily compatible uses and characteristics.

The subject property is located on South Glendale Avenue and among complementary businesses, including retail and service uses in the immediate vicinity. The potential cumulative impacts on this neighborhood commercial area are negligible because residences to west are buffered by Glendale Avenue and retail uses. Residences to the east are not exposed to the primary entrance and active areas of the restaurant, which serves as a physical and functional buffer. A children's day care facility to the north is similarly shielded by compatible retail and service uses. Within 500 feet of the subject site there are no public facilities, places of worship and schools. There were no concerns submitted by the Neighborhood Services Division that would indicate a negative impact from this existing fast-food restaurant on the surrounding area.

Conditions of approval include adherence to submitted plans, restricted alcohol service areas, enforcement of federal and local laws, monitoring customer behavior to prevent disturbances, limiting operating hours, soundproofing to contain noise, maintaining a clean property, prohibiting loitering, and requiring compliance with parking, waste management, and landscaping standards. Collectively, these measures ensure the proposed use remains harmonious with the surrounding commercial neighborhood.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use because it will not result in an increased demand for vehicle parking, nor require changes to the built environment.

The applicant's request to allow the on-site sales, service, and consumption of beer and wine at a fast-food restaurant will not result in inadequate public or private facilities because it will not result in an increased demand for vehicle parking, nor require changes to the built environment. The project site is developed and associated facilities exist.

Recently, the applicant for Tarmé Mediterranean Grill received approval of a request for an AB-2097 Parking Exception, which allows the restaurant to meet zoning code requirements without providing additional off-street parking, as the site is within a half mile of a high-quality transit stop.

The fast-food restaurant and one other commercial tenant of the building share a 23-space parking lot on-site, including one accessible stall, accessed from Glendale Avenue. Furthermore, the site is located within ½ mile of high-quality transit. However, there is no walkway marked on the pavement for pedestrian access from Glendale Avenue. As conditioned, pavement markings will direct pedestrians from the Glendale Avenue driveway to the tenant space. Otherwise, the streets are fully developed and can adequately handle the traffic circulation around the site. There is no anticipation that establishment of alcoholic beverage-licensed premises at a fast-food restaurant will result in an increased demand for vehicle parking. Accordingly, the applicant's request to allow said establishment in an existing commercial tenant space will not require any

new city services or public facilities, nor will it require any changes to the parking or traffic circulation.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:

That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D. above have all been met and thoroughly considered:

1. That where an existing or proposed on-site use is located in a census tract with more than the recommended maximum concentration of on-site uses or where an existing or proposed off-site use is located in a census tract with more than the recommended maximum concentration of off-site uses, both as recommended by the California Department of Alcoholic Beverage Control (ABC), such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by such over concentration, as described in Finding B above. Furthermore, the site's census tract does not exceed the suggested limit for on-sale establishments.
2. That where the existing or proposed use is located in a crime reporting district with a crime rate which exceeds twenty (20) percent of the city average for Part I crimes, as reported by the Glendale Police Department, such use does not or will not tend to encourage or intensify crime within the district, because conditions of approval have been included to ensure that any potential negative impacts will be appropriately mitigated, as described in Finding B above. Furthermore, the site's census tract does not exceed twenty percent (20%) of the city-wide average for part 1 crimes.
3. That the existing or proposed use does not or will not adversely impact any other uses within the surrounding area (place of worship, public or private schools or college, day care facility, public park, library, hospital or residential use), as described in Finding C above.
4. That adequate parking and loading facilities are or will be provided for the existing or proposed use or other reasonable alternatives satisfy the transportation and parking needs of the existing or proposed use, as described in Finding D above.
5. That notwithstanding consideration in subsections 1 through 4 above, the operation of a fast-food restaurant with ancillary on-site sales, service, and consumption of beer and wine does serve a public convenience for the area, because it serves local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact nearby businesses and residential uses.

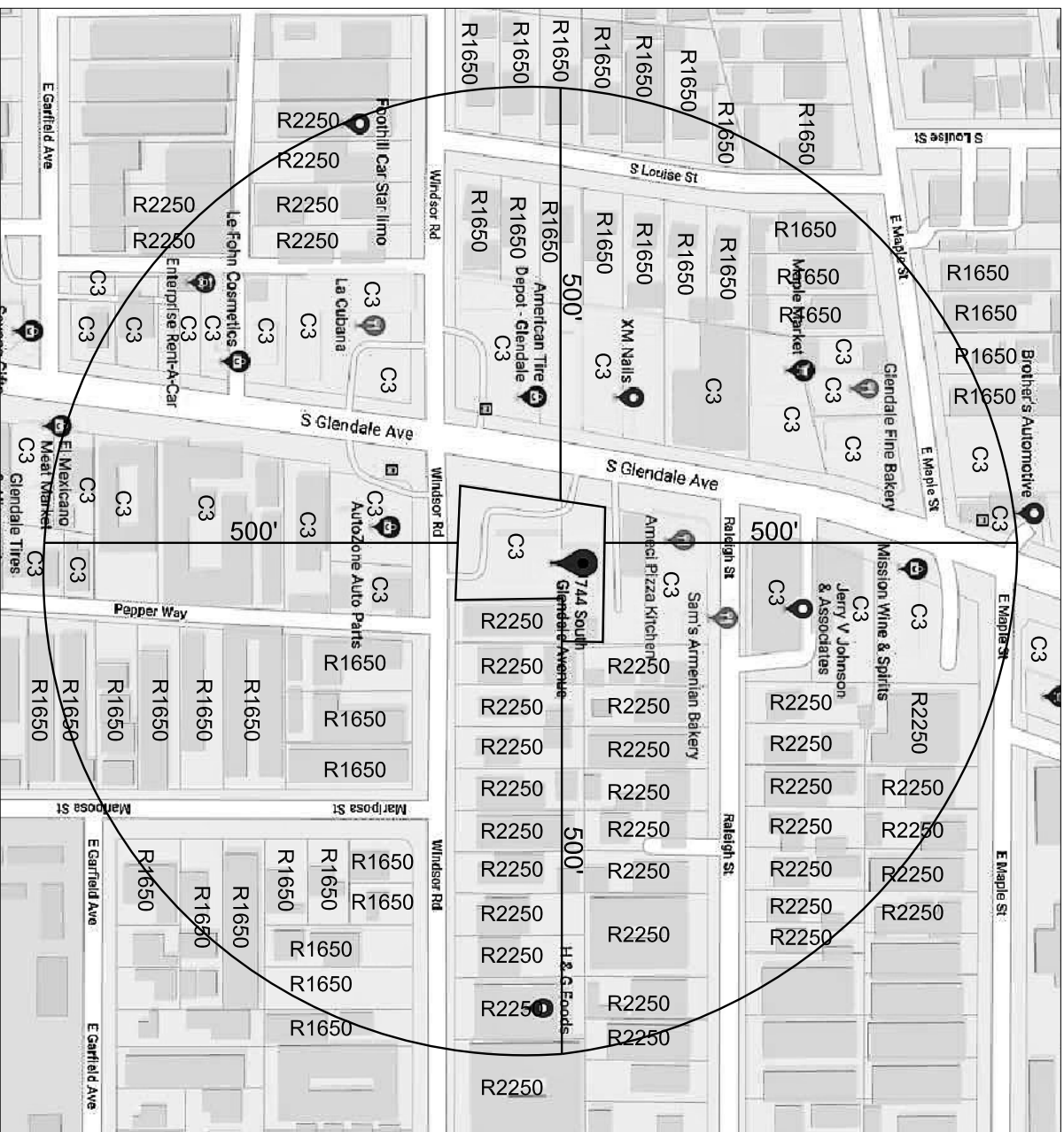
***For more information or to submit comments, please contact the case planner,
Alan Lamberg, at 818-937-8158 or ALamberg@glendaleca.gov***

ATTACHMENT:

1. Location and Zoning Maps
2. Photos
3. Reference Plans
4. Departmental Comments

ZONING MAP

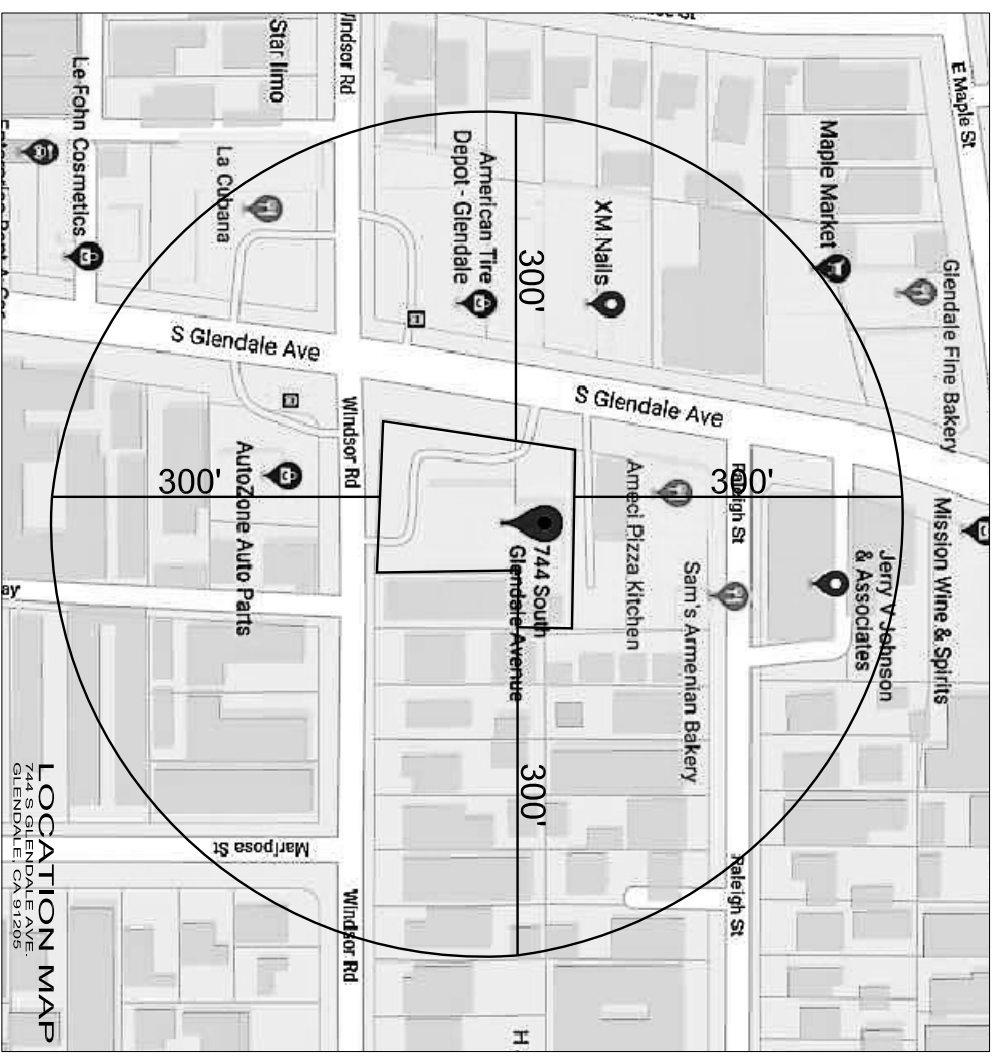
744 S GLENDALE AVE
GLENDALE, CA 91205



SCALE:
0 100 FT

LOCATION MAP

744 S GLENDALE AVE
GLENDALE, CA 91205



LOCATION MAP
744 S GLENDALE AVE
GLENDALE, CA 91205

SCALE:
0 100 FT



EXISTING
RESTAURANT

IMAGE "A"



12-05-2024 03:55 PM



12-05-2024 03:55 PM



OMOTIVE CENTER

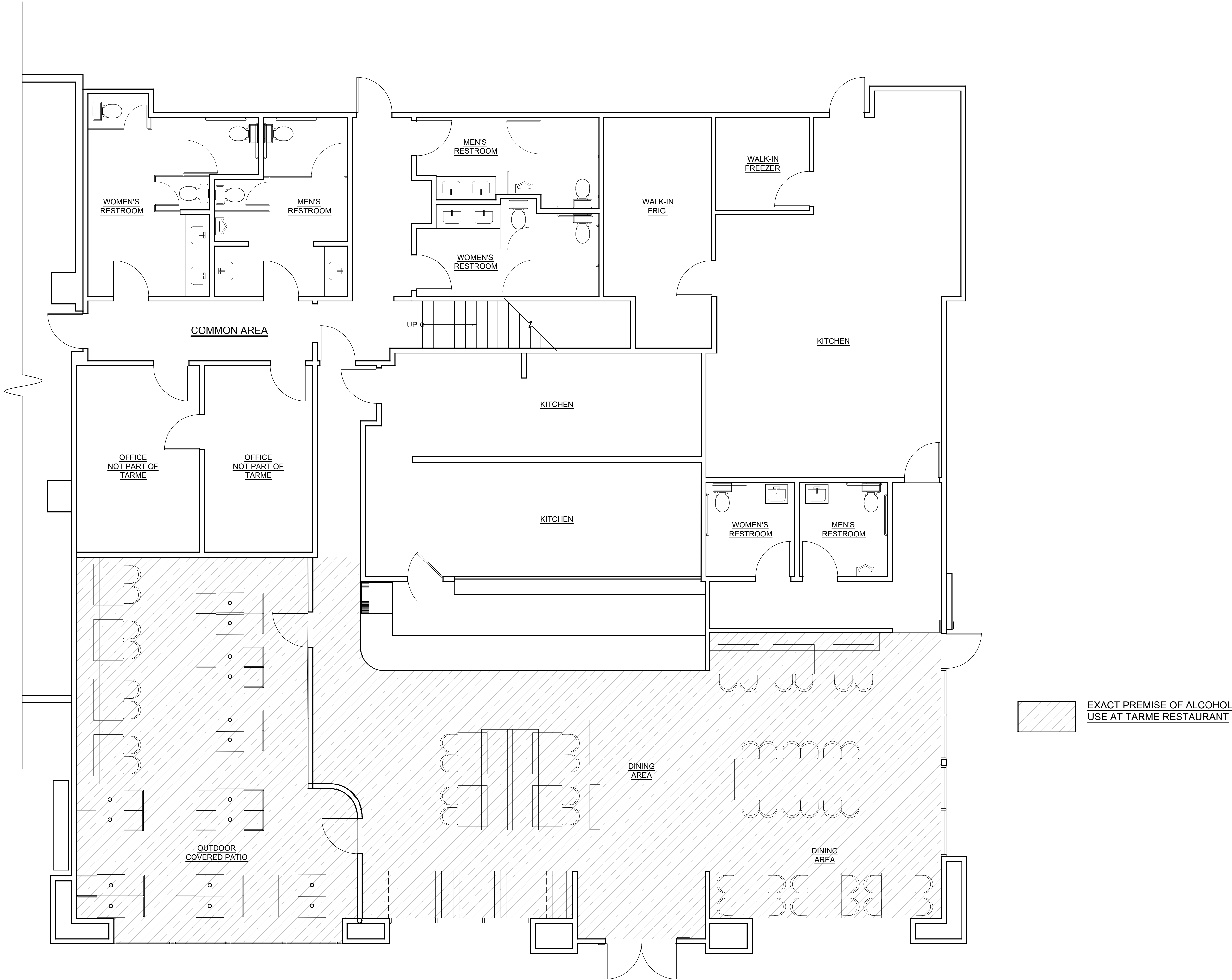
04-29-2024 01:05 PM





A1.1

THIS DOCUMENT IS PROPERTY OF designNRK. IT SHALL NOT BE USED IN REGARD TO ANY PROJECT OTHER THAN THAT DESIGNATED HEREIN WITHOUT THE WRITTEN PERMISSION OF designNRK. — NOTE: CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS & CONDITION OF BUILDING BEFORE ANY CONSTRUCTION WORK.



REVISIONS:	
	1

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818.823.7286 o.
888.424.8125 f.
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info@designNRK.com

designNRK
residential +
commercial
design

PROPOSED FLOOR PLAN

RESTAURANT PLAN

744 S. GLENDALE AVE. UNIT 4 GLENDALE, CA 91205

DATE:	08/15
DRAWN BY:	NRK
JOB NO.	15036

SHEET NO.
A2.1

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: 8/12/2024 **DUE DATE:** Wednesday August 28, 2024

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Alan Lamberg, Planner – Alamberg@GlendaleCA.gov **Tel. #** 818-937-8158

PROJECT ADDRESS: 744 South Glendale Avenue, Glendale, CA 91205

Applicant: Nareg Khodadadi, designNRK

Property Owner: Nubar Boyadjian

PROJECT DESCRIPTION: To allow on-site sales, service, and consumption of beer and wine (ABC License Type 41) at an existing retail fast-food restaurant (Tarmé Mediterranean Grill) per GMC§30.49.

PLEASE CHECK:

<p><input type="checkbox"/> A. CITY ATTORNEY</p> <p><input type="checkbox"/> B. COMMUNITY DEVELOPMENT:</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> (1) Building & Safety<input checked="" type="checkbox"/> (2) Neighborhood Services<input type="checkbox"/> (3) Design Review & Historic<input type="checkbox"/> (4) Economic Development<input type="checkbox"/> (5) Housing<input type="checkbox"/> (6) Urban Design & Mobility <p><input type="checkbox"/> D. COMMUNITY SERVICES/PARKS:</p> <p><input type="checkbox"/> E. FIRE ENGINEERING (PSC)</p> <p><input type="checkbox"/> F. GLENDALE WATER & POWER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) Water<input type="checkbox"/> (2) Electric	<p><input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)</p> <p><input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) Engineering & Land Development<input type="checkbox"/> (2) Traffic<input type="checkbox"/> (3) Facilities (city projects only)<input type="checkbox"/> (4) Integrated Waste<input type="checkbox"/> (5) Maintenance Services/Urban Forester <p><input checked="" type="checkbox"/> J. GLENDALE POLICE</p> <p><input checked="" type="checkbox"/> K. OTHER:</p> <ul style="list-style-type: none"><input type="checkbox"/> (1) STATE-Alcohol Beverage Control (ABC)<input type="checkbox"/> (2) Tribal Consultations (EIFs)<input type="checkbox"/> (3) City Clerk's Office
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ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: PAUP-003552-2024

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Lamberg, Alan

From: Sargsyan, Ara
Sent: Wednesday, March 26, 2025 7:45 AM
To: Lamberg, Alan
Cc: Leung, Colin
Subject: RE: pedestrian ADA access walkway RE: request for comment, Tarme Grill 744 S Glendale PAUP-003552-2024

Hi Alan,

For TI projects our Building Code Specialists will check the accessibility features serving the TI space. That includes:

- Accessible parking,
- Path of travel from accessible parking and from street sidewalk to the TI space,
- Accessible plumbing fixtures,
- Internal circulation / accessible path.

If the project valuation exceeds \$203K then all these need to comply.

If the project valuation below that threshold, then they need to spend 20% of the valuation towards improving the accessibility.

In your approval you can add a condition, something like ... "Project shall comply with the accessibility requirements of California Building Code (CBC) Chapter 11B (to be reviewed and approved by Building and Safety) and with The Americans with Disabilities Act (ADA).

Hope this helps.

Thank you,



Ara Sargsyan | Building Official
Community Development
633 E. Broadway, Room 101, Glendale, CA 91206
P: +1 (818) 937-8104
asargsyan@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: Lamberg, Alan <ALamberg@Glendaleca.gov>
Sent: Tuesday, March 25, 2025 5:33 PM
To: Sargsyan, Ara <ASargsyan@Glendaleca.gov>
Cc: Leung, Colin <CLEung@Glendaleca.gov>
Subject: pedestrian ADA access walkway RE: request for comment, Tarme Grill 744 S Glendale PAUP-003552-2024

Good afternoon, Ara and Colin. I have a follow up question about this case. It pertains to ADA-compliant pedestrian accessible walkway.

As you can see from the site plan, the fast-food restaurant and one other commercial tenant of the building share a 23-space parking lot on-site, including one accessible stall, accessed from Glendale Avenue.



However, there is no walkway marked on the pavement for safe pedestrian access from Glendale Avenue.

I am considering a condition of approval to include pavement markings that would direct pedestrians from the Glendale Avenue driveway to the existing accessible walkway.

Is that something that a Building Code Specialist can verify during a plan review?

And would an ADA-compliant walkway be located between a drive aisle and the parking spaces? Or would they have to restripe the parking spaces to make room for the walkway?

Thank you for your time,
Alan



Alan Lamberg | Planner
Community Development
633 E. Broadway, Room 103, Glendale, CA 91206
P: +1 (818) 937-8158
alamberg@GlendaleCA.gov | GlendaleCA.gov | Follow us!

From: Sargsyan, Ara <ASargsyan@Glendaleca.gov>
Sent: Monday, August 26, 2024 3:59 PM
To: Lamberg, Alan <ALamberg@Glendaleca.gov>
Cc: Leung, Colin <CLEung@Glendaleca.gov>
Subject: RE: request for comment, Tarme Grill 744 S Glendale PAUP-003552-2024

Hi Alan

For this project, BSD will need full set of architectural and structural plans for Interior TI plan review.
No other requirements if there is no increase of building area or occupant load.

Thank you,

Ara Sargsyan, PE, CBO, LEED AP | Building Official | City of Glendale | Community Development
633 E Broadway Room 101 | Glendale, CA 91206 | 818-937-8104
asargsyan@glendaleca.gov | www.glendaleca.gov | www.chooseglendaleca.com | [Connect With Us!](#)

From: Lamberg, Alan <ALamberg@Glendaleca.gov>
Sent: Monday, August 12, 2024 2:43 PM
To: Leung, Colin <CLEung@Glendaleca.gov>; Sargsyan, Ara <ASargsyan@Glendaleca.gov>; Sada, Jessica <jsada@Glendaleca.gov>; patricia.halpin@abc.ca.gov; Krikorian, Alex <AKrikorian@Glendaleca.gov>; Avila, Zazil <ZFernandez@GlendaleCA.GOV>

Good afternoon,

There is an application for an Administrative Use Permit (AUP) in the existing retail restaurant (Tarmé Mediterranean Grill), located at 744 S Glendale Ave, Glendale CA 91205, to allow:

1. on-site sales, service, and consumption of beer and wine (ABC License Type 41) at an existing retail fast-food restaurant.

Found no previous AUP or CUP. This application would establish the new accessory use under a new Administrative Use Permit (AUP) per GMC§30.49.

Related requests:

- Parking reduction request (PAB2097-) for a 5,345-SF fast-food restaurant with 388-SF covered patio, to maintain 13 parking spaces provided for the use in lieu of code-required 52, approved March 19, 2024.
- Parking reduction request (PAB2097-003206-2024) for a 3,529-SF children's indoor play area (on same property as above with shared facilities), to maintain 10 parking spaces provided for the use in lieu of code-required 24, approved June, 2024.

If your agency has comments about the enclosed plan review, **please use the attached request for comments form** and email it to me no later than Wed. August 28, 2024.

Thank you,



Alan Lamberg, AICP | Planner | City of Glendale
633 E. Broadway, Room 103 | Glendale, CA | 818-937-8158
ALamberg@glendaleca.gov | www.glendaleca.gov | [Follow us!](#)

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 744 S Glendale Ave

Project
Case No.: PAUP-003552-2024

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☐ This office **DOES NOT** have any comment.

☒ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: 09/03/24

Print Name: Jessica Sada

Title: Admin. Associate **Dept.** Neighborhood Services, CDD **Tel.:** 818-937-8167

a. ADDITIONAL COMMENTS:

✖ 1.

There is an open code case, # SIGN-0190-04-2024 (744 S GLENDALE AVENUE GLENDALE, CA 91205) assigned to Asst. Code Compliance Inspector Gian Rios (grios@glendaleca.gov) for an illegal banner. Banner should be removed.



**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 744 S Glendale Ave

Project
Case No.: PAUP-003552-2024

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☐ This office **DOES NOT** have any comment.

☒ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: August 21, 2024

Print Name: Alex Krikorian

Title: Police Lieutenant **Dept.:** Police **Tel.:** 818-937-8434

a. ADDITIONAL COMMENTS:

- ☒ 1. Applicant Nareg Khodadadi/designNRK is in the process of obtaining an Administrative Use Permit to allow the on-site sales, service and consumption of beer and wine (ABC License Type 41) at an existing retail fast-food restaurant (Tarme Mediterranean Grill) per GMC§30.49.

Tarme Mediterranean Grill is located in census tract 3025.03 which allows for 4 On-Sale establishments. There are currently 3 On-Sale licenses in this tract. Tarme Mediterranean Grill will bring the total to 4. Based on arrests and Part 1 crime statistics for census tract 3025.03 in 2023 there were 140 crimes, 55% below the city wide average of 317.

Per the ABC website, Tarme Mediterranean Grill has no “active” or “pending” liquor license.

Within the last calendar year there were 6 calls for police service at the location:

10/07/23 – Noise Complaint (No DR)
01/06/24 – Audible Burglary Alarm (No DR)
02/17/24 – Party (No DR)
05/29/24 – Audible Burglary Alarm (No DR)
06/16/24 – Party (No DR)
08/21/24 – Audible Burglary Alarm (No DR)

No previous AUP or CUP. This application would establish the new accessory use under a new Administrative Use Permit (AUP) per GMC§30.49.

Related requests:

- Parking reduction request (PAB2097-) for a 5,345-SF fast-food restaurant with 388-SF covered patio, to maintain 13 parking spaces provided for the use in lieu of code-required 52, approved March 19, 2024.
- Parking reduction request (PAB2097-003206-2024) for a 3,529-SF children's indoor play area (on same property as above with shared facilities), to maintain 10 parking spaces provided for the use in lieu of code-required 24, approved June, 2024.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

☒ 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

☒

1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.

7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male, female or any individual for entertainment is provided.
10. Music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.
13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.
14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Fresh Air Ordinance (Title 8, Chapter 8.52 of the Glendale Municipal Code).